

108.0

0002

0042.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

800,400 / 800,400

USE VALUE:

800,400 / 800,400

ASSESSED:

800,400 / 800,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
58		TOMAHAWK RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SURAVAJJALA SREEKANTH	
Owner 2: VADLAMANNATI SRAVANTHI	
Owner 3:	

Street 1: 58 TOMAHAWK RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: TORRESYAP FORTUNATO C & GAY E/-	
Owner 2: TRS/ PEARL M TORRESYAP TRUST--	
Street 1: 58 TOMAHAWK RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2473 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8969		Sq. Ft.	Site		0	70.	0.77	4									482,349						482,300	

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								101				8969.000	
101								318,100				482,300	
101								800,400					
Total Card								0.206				318,100	
Total Parcel								0.206				482,300	
Source: Market Adj Cost								323.71				/Parcel: 323.71	
Entered Lot Size													
Total Land:													
Land Unit Type:													

Total Card / Total Parcel  
800,400 / 800,400APPRAISED:  
800,400 / 800,400USE VALUE:  
800,400 / 800,400ASSESSED:  
800,400 / 800,400
**Patriot**  
Properties Inc.

USER DEFINED	
Prior Id # 1:	69277
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:27:12
PRINT	
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID		108.0-0002-0042.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	8506!
2022	101	FV	318,100	0	8,969.	482,300	800,400		Year end	12/23/2021	
2021	101	FV	306,300	0	8,969.	482,300	788,600		Year End Roll	12/10/2020	
2020	101	FV	306,300	0	8,969.	482,300	788,600		Year End Roll	12/18/2019	
2019	101	FV	293,000	0	8,969.	482,300	775,300		Year End Roll	1/3/2019	
2018	101	FV	293,000	0	8,969.	413,400	706,400		Year End Roll	12/20/2017	
2017	101	FV	293,000	0	8,969.	385,900	678,900		Year End Roll	1/3/2017	
2016	101	FV	293,000	0	8,969.	330,800	623,800		Year End	1/4/2016	
2015	101	FV	244,400	0	8,969.	296,300	540,700		Year End Roll	12/11/2014	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/20/2021	1468	Redo Bas	20,000	C					8/21/2018	MEAS&NOTICE	CC	Chris C											
3/24/2021	339	New Wind	17,700	C					3/4/2009	Meas/Inspect	163	PATRIOT											
11/30/2020	1542	Solar Pa	18,354						10/30/2000	Hearing N/C	201	PATRIOT											
									11/29/1999	Inspected	267	PATRIOT											
									11/9/1999	Mailer Sent													
									10/27/1999	Measured	256	PATRIOT											
									8/16/1991		JK												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 21 - Split Level				Full Bath: 1	Rating: Average												
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall: 8 - Brick Veneer	15 %			OthrFix: 1	Rating: Average												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl: 2	Rating: Average			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1961	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB 1					
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	7	3						
Avg Ht/FL: STD				Phys Cond: AV - Average	31 %			Additions:									
Prim Int Wal 1 - Drywall				Functional:				Kitchen:									
Sec Int Wall:	%			Economic:				Baths:									
Partition: T - Typical				Special:				Plumbing:									
Prim Floors: 4 - Carpet				Override:				Electric:									
Sec Floors:	%			Total:	31 %			Heating:									
Bsmnt Flr: 5 - Lino/Vinyl				<b>CALC SUMMARY</b>				General:	1	7	3						
Subfloor:				Basic \$ / SQ: 100.00													
Bsmnt Gar: 2				Size Adj.: 1.29102564				<b>COMPARABLE SALES</b>									
Electric: 3 - Typical				Const Adj.: 0.98441005				Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2 - Typical				Adj \$ / SQ: 127.090													
Int vs Ext: S				Other Features: 107020													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 60			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 461016													
% Com Wal	% Sprinkled			Depreciation: 142915					Juris. Factor:		Before Depr:	139.80					
				Deprecated Total: 318101					Special Features: 0		Val/Su Net:	96.92					
									Final Total: 318100		Val/Su SzAd:	194.20					
<b>MOBILE HOME</b>				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val:							
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:													
<b>PARCEL ID</b> 108.0-0002-0042.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:				Total:								
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	
																	